

2080 LINCOLN HWY EAST

LANCASTER, PA • 17602

SITE



**±33,000 SF AVAILABLE
FOR LEASE**

±36,000 UPD



BILL HESS | BRAD ROHRBAUGH | CHAD STINE

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*





PROPERTY OVERVIEW

2080 LINCOLN HIGHWAY EAST | LANCASTER, PA | 17602

Seize the opportunity to establish your business in a highly visible and strategically located retail space on the bustling Lincoln Highway East. This former Pep Boys building offers an exceptional leasing opportunity for businesses looking to benefit from high traffic volumes and prominent exposure.

- 33,000sf building that can be demised
- Free standing building with over 100 parking space on site
- High visibility location with Over 35,000VPD
- Excellent signage capabilities
- Former occupied Pep Boys, a well established auto service and retail chain

±33,000 SF AVAILABLE
FOR LEASE

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	36,240	142,656	209,150
 TOTAL EMPLOYEES	20,472	68,358	96,730
 AVERAGE HHI	\$104,745	\$107,605	\$111,984
 TOTAL HOUSEHOLDS	13,479	55,519	80,615
TRAFFIC COUNTS: LINCOLN HWY E: ±42,000 VPD			



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NEARBY PLACER.AI STATS



SITE

Gabe's
577.3K VISITS
\$9.4M IN SALES
WITHIN THE LAST YEAR

HOBBY LOBBY

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
460K VISITS
\$11.1M IN SALES
WITHIN THE LAST YEAR

Burlington
356.7K VISITS
\$11M IN SALES
WITHIN THE LAST YEAR

OLLIE'S
GOOD STUFF CHEAP
331K VISITS
\$5.5M IN SALES
WITHIN THE LAST YEAR

Walmart
3.2M VISITS
\$88M IN SALES
WITHIN THE LAST YEAR

DOLLAR TREE
307.3K VISITS
\$2.6M IN SALES
WITHIN THE LAST YEAR

RED LOBSTER
FRESH FISH. LIVE LOBSTER
161.4K VISITS
\$4.8M IN SALES
WITHIN THE LAST YEAR

FIVE GUYS
BURGERS and FRIES
79.6K VISITS
\$1.8M IN SALES
WITHIN THE LAST YEAR

McDonald's
546.4K VISITS
\$4.6M IN SALES
WITHIN THE LAST YEAR

36,000 VPD



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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REPRESENTATION

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

